

PROPERTY SURVEY FOR THE
CRAIG POULSON MINOR SUBDIVISION
SECTION 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PARCEL

Commencing at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 31, Township 3 South, Range 4 West of the Uintah Special Base and Meridian;
Thence South 00°19'57" East 11.34 feet along the West line of said aliquot part to the TRUE POINT OF BEGINNING, said point being alongside an existing fence corner;
Thence North 77°26'17" East 19.75 feet to a fence corner;
Thence South 29°01'52" East 382.36 feet along an existing fence;
Thence South 51°12'05" West 86.13 feet;
Thence South 38°24'30" West 216.52 feet to said West line;
Thence North 00°19'54" West 553.68 feet along said West line to the TRUE POINT OF BEGINNING, containing 1.33 acres; TOGETHER WITH a 30 feet wide road and utility right-of-way from the existing road; AND ALSO TOGETHER WITH a 20 feet wide waterline easement to the East Duchesne Water District water line.

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels of land shown hereon, having caused the same to be subdivided into the parcels and right-of-way easement as shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged to Notary	Notary's Initials

ACKNOWLEDGMENT

State of Utah }
County of Duchesne } SS

On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires _____

Notary Public

DUCHESTER COUNTY TREASURER

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 20__

STEPHEN POTTER
DUCHESTER COUNTY TREASURER

DUCHESTER COUNTY PLANNING DEPARTMENT APPROVAL

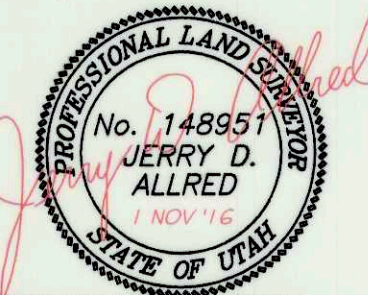
APPROVED AS A MINOR SUBDIVISION ON

THIS _____ DAY OF _____ OF 20__

MICHAEL HYDE
DUCHESTER COUNTY COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,
Certificate 148951 (Utah)

DUCHESTER COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESTER } SS

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE DUCHESTER COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20__, AT _____ O'CLOCK ____ M., AND IS DULY RECORDED.

FILING NO. _____

COUNTY RECORDER

COUNTY SURVEYOR'S FILE # 3444

JERRY D. ALLRED & ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST—P.O. BOX 975
DUCHESTER, UTAH 84021
(435) 736-5352

REV 1 NOV 2016
6 SEP 2016

16-100-057

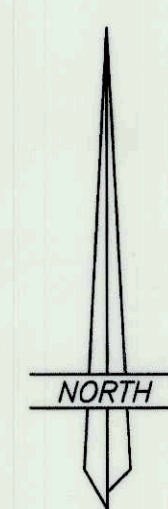
NARRATIVE AND NOTES

This survey was performed at the request of Craig Poulson for the purpose of subdividing parts of Section 31 as shown on this plat. This section was originally surveyed by the General Land Office using the "three-mile" method of subdivision. This survey subdivided the section by this method using the corners as found or reestablished as noted on the plat and is intended to represent a dependent resurvey of portions of Section 31 and is designed to restore the corners to their true original locations according to the best available evidence.

① The position of the property corner set in 1979 was reestablished from the notes of the survey performed at that time and is indicated by the small circle. The fence corner is north 7.86 feet and east 9.51 feet from this position. Lee Moon was contacted to try and determine the date of the fence construction. His recollection was that his father had it built in either 1955 or 1956 by a local school teacher who built fences for local landowners during his time off. The Moons and Poulsons have relied upon this fence since its construction as their mutual boundary line. There is a strong probability that this fence constitutes the property boundary according to the decision rendered by the Supreme Court of the State of Utah, number 20140131 in a case defining boundary by acquiescence.

② A 1/2" rebar was found at this position very close to the aliquot part corner and was accepted by this survey as the corner.

LINE	BEARING	DISTANCE
L1	S 00°19'57" E	11.34'
L2	N 77°26'17" E	19.75'
L3	S 29°01'52" E	437.91'
L4	S 51°12'05" W	86.13'
L5	N 00°19'54" W	553.68'
L6	N 33°27'18" W	71.88'
L7	N 33°59'14" E	255.85'
L8	N 25°42'32" E	194.05'
L9	N 30°03'01" W	52.27'
L10	N 00°01'32" E	434.68'
L11	S 38°24'30" W	216.52'



SCALE: 1"=300'

LEGEND AND NOTES

- SET 5/8"x24" REBAR WITH CAP STAMPED ALLRED SURVEYING AT PROPERTY CORNER
- FOUND FENCE CORNER POST
- ◇ FOUND EXISTING MONUMENT AT 1/16 CORNER AS NOTED
- ▲ FOUND REBAR SET ON PREVIOUS SURVEYS
- EXISTING FENCES

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM AND PROCEDURES AND EQUIPMENT.

THE BASIS OF BEARINGS IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT A CONTROL POINT LOCATED AT LAT. 40°24'48.3274" N AND LONG. 110°47'28.4581" W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

FOUND G.L.O. PIPE AND BRASS CAP AT 1/4 CORNER

POSITION OF SECTION CORNER DETERMINED ON PREVIOUS SURVEY SET 5/8"x24" REBAR WITH CAP